

RECORD OF SURVEY  
AND  
BOUNDARY LINE ADJUSTMENT  
FOR  
COY HOGAN

HC 65 BOX 24  
BLUEBELL, UT 84007

LOCATED IN THE NE1/4 OF SECTION 4  
TOWNSHIP 2 SOUTH, RANGE 3 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Coy Hogan that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described parcels of land for a Boundary Line Adjustment plat:

ORIGINAL DESCRIPTIONS

PARCEL #1

ACCORDING TO THAT CERTAIN WARRANTY DEED FOUND IN BOOK A325, PAGE 727 Commencing at the Northeast Corner of Section 4, Township 2 South, Range 3 West, of the Uintah Special Base & Meridian, thence North 89°48'09" West 900.71 feet along the North line of Lot 1 of said Section to the true point of beginning; thence South 0°24'02" West 208.71 feet parallel with the West line of said Lot 1; thence North 89°48'09" West 417.42 feet parallel with said North line; thence North 0°24'02" East 208.71 feet along said West line to the Northwest Corner of said Lot 1; thence South 89°48'09" East 417.42 feet to the TRUE POINT OF BEGINNING. TAX I.D. #1875-7

PARCEL #2

ACCORDING TO THAT CERTAIN QUIT-CLAIM DEED FOUND IN BOOK A505, PAGE 650 SEC 4 T2S R3W USM; COMMENCING AT THE NE/C SD SEC; TH N 89°48'09" W 664.00 FT ALONG N LINE OF LOT 1 TO TRUE PT OF BEG; TH S 0°31'25" W 1365.87 FT; TH S 89°37'41" W 332.11 FT; TH N 0°24'02" E 1160.45 FT; TH S 89°48'09" E 98.30 FT; TH N 0°24'02" E 208.71 FT; TH S 89°48'09" E 236.71 FT TO BEG. TAX I.D. #1875-5

PARCEL #3

ACCORDING TO THAT CERTAIN QUIT-CLAIM DEED FOUND IN BOOK A299, PAGE 737 AND THAT AFFIDAVIT OF HEIRSHIP AND IDENTITY FOUND IN BOOK A624, PAGES 366 TO 369 Commencing at the Northeast corner of Section 4, Township 2 South, Range 3 West of the Uintah Special Base and Meridian; Thence North 89°48'09" West 900.71 feet along the north line of Lot 1 of said section; Thence South 0°24'02" West 208.71 feet parallel with the west line of said Lot 1; Thence North 89°48'09" West 98.30 feet parallel with said north line to the true point of beginning; Thence South 0°24'02" West 1160.45 feet parallel with said west line to the south line said Lot 1; Thence South 89°37'41" West 319.15 feet to the South west corner of said Lot 1; Thence North 0°24'02" East 1163.62 feet along said west line; Thence South 89°48'09" East 319.12 feet parallel with said north line to the true point of beginning, containing 8.51 acres. TAX I.D. #1875-8

NEW DESCRIPTIONS

PARCEL #1

TOWNSHIP 2 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 4: Beginning at a point on the North section line and being North 89°48'09" West 900.71 feet from the Northeast Corner of said Section 4; thence South 0°24'02" West 208.71 feet along a line parallel with the West line of the Northeast Quarter of the Northeast Quarter (Sectional Lot 1); thence North 89°48'09" West 60.76 feet; thence South 0°24'02" West 427.32 feet; thence South 89°37'41" West 356.68 feet along a line parallel with the South line of said NE1/4 of said NE1/4 to a point on the West line of said NE1/4 of said NE1/4; thence North 0°24'02" East 639.57 feet to a point on the North section line and being the Northwest Corner of said NE1/4 of said NE1/4; thence South 89°48'09" East 417.42 feet to the point of beginning, containing 5.51 acres, less that portion used for a County Road right of way. Subject to a 33 foot wide access easement the centerline of which is described as follows: beginning at a point being South 89°48'09" East 16.50 feet from the NW Corner of the NE1/4 of said Section; thence South 0°24'02" West 639.57 feet to the point of termination. TAX I.D. #1875-7

PARCEL #2

TOWNSHIP 2 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 4: Beginning at a point on the North section line and being North 89°48'09" West 664.00 feet from the Northeast Corner of said Section 4; thence South 0°31'25" West 1365.87 feet along a line parallel with the East section line to a point on the South line of the Northeast Quarter of the Northeast Quarter (Sectional Lot 1); thence South 89°37'41" West 294.56 feet along the South line of said NE1/4 of said NE1/4; thence North 0°24'02" East 1160.08 feet along a line parallel with the West line of said NE1/4 of said NE1/4; thence South 89°48'09" East 60.76 feet; thence North 0°24'02" East 208.71 feet to a point on the North line of said section; thence South 89°48'09" East 236.71 feet to the point of beginning, containing 9.00 acres, less that portion used for a County Road right of way. TAX I.D. #1875-5

PARCEL #3

TOWNSHIP 2 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 4: Beginning at a point on the West line of the Northeast Quarter of the Northeast Quarter (Sectional Lot 1) and being North 89°48'09" West 1318.13 feet and South 0°24'02" West 639.57 feet from the Northeast Corner of said Section 4; thence North 89°37'41" East 356.68 feet along a line parallel with the South line of said NE1/4 of said NE1/4; thence South 0°24'02" West 732.76 feet to a point on the South line of said NE1/4 of said NE1/4; thence North 0°24'02" East 732.76 feet to the point of beginning, containing 6.00 acres. Together with a 33 foot wide access easement the centerline of which is described as follows: beginning at a point being South 89°48'09" East 16.50 feet from the NW Corner of the NE1/4 of said Section; thence South 0°24'02" West 639.57 feet to the point of termination. TAX I.D. #1875.8

NARRATIVE

PURPOSE OF SURVEY: Set the property corners and prepare a Record of Survey and Boundary Line Adjustment Plat.  
BASIS OF BEARING: Taken from that certain Record of Survey plat on file in the Duchesne County Surveyor's Office, file # 696.  
SURVEY FINDINGS: Township 2 South, Range 3 West, Uintah Special Base and Meridian was surveyed in 1882 using the "three mile method" during which the section corners, quarter corners, and 1/16th or 40 acre corners were set with marked stones for Indian Allotments. These original corners are generally "obliterated" due to the construction of roads, ditches, fence lines, and farming of the land. The locations of these corners have been perpetuated by the position of fence lines and/or other competent surveyors.  
NOTE: This survey was performed at the request of Coy Hogan. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, agreements, obligations, or restrictions of use that may or may not be recorded. The location and depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

PREPARED BY  
**PEATROSS LAND SURVEYS**  
PROFESSIONAL LAND SURVEYOR  
P.O. BOX 34  
Duchesne Utah, 84021  
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email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 8/23/2011	DATE PLOTTED: Friday 8/28/11
SHEET: 1 OF 1		FILE NAME: COY HOGAN JOB # 1128

FOUND MONUMENT SPIKE  
AT THE NORTH 1/4 CORNER

FOUND MONUMENT SPIKE  
AT THE NORTHEAST SECTION CORNER

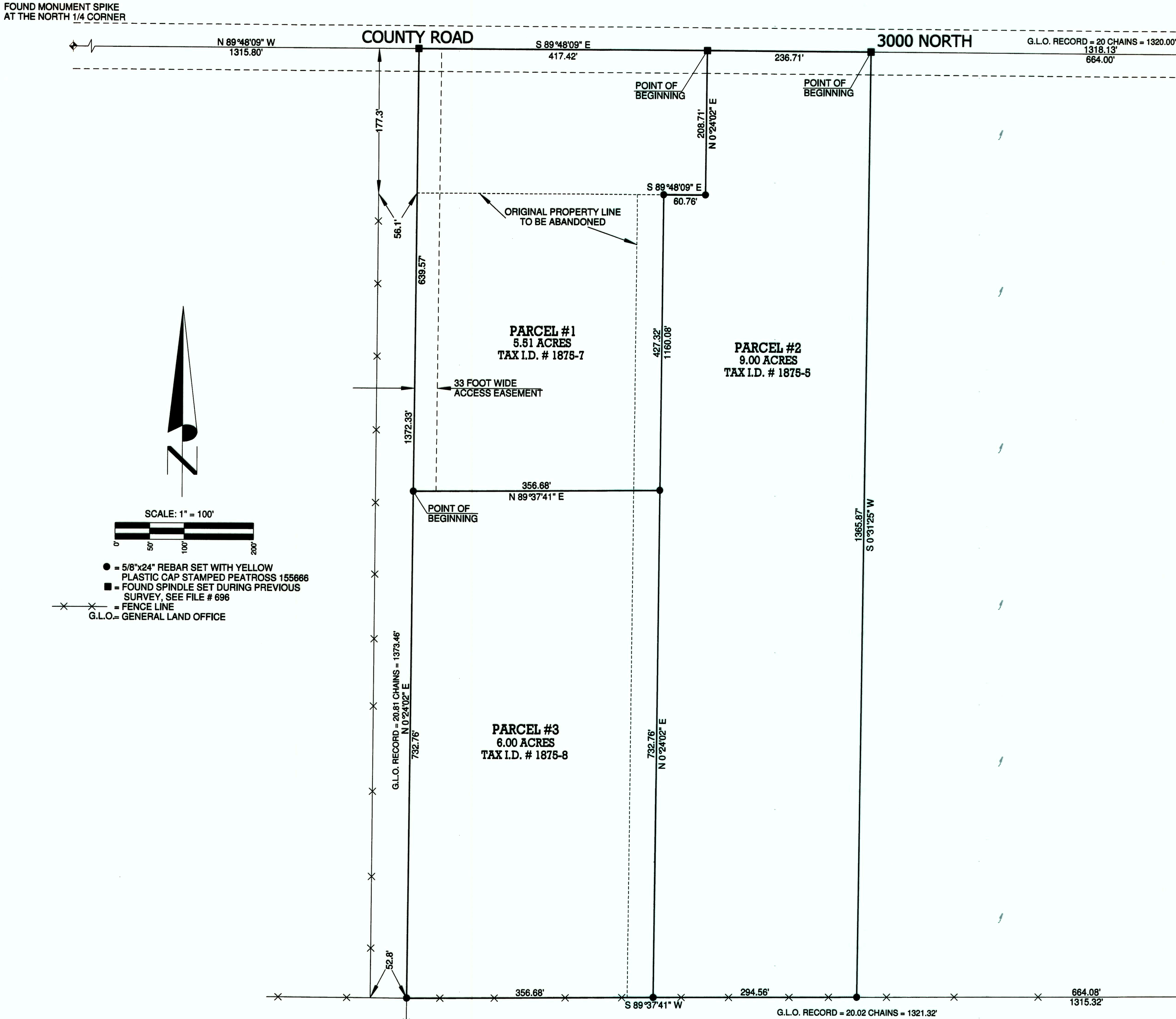
66 FOOT WIDE  
COUNTY ROAD

66 FOOT WIDE  
COUNTY ROAD

12000 WEST

COUNTY ROAD

FOUND MONUMENT SPIKE  
AT THE EAST 1/4 CORNER



DUCESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Colene Nelson Duchesne County Treasurer

DUCESNE COUNTY PLANNING DEPARTMENT

Approved as a Boundary Line Adjustment this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the  
Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCESNE COUNTY RECORDER

State of Utah } s.s. Entry Number \_\_\_\_\_  
County of Duchesne }  
Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_. Time \_\_\_\_\_ Book \_\_\_\_\_ Page(s) \_\_\_\_\_  
Fee: \_\_\_\_\_  
Carolyne Madsen Duchesne County Recorder

OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that we the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place our common boundaries between our individual properties as shown on this plat.

MICHAEL J. HOGAN

MERRALEE HOGAN

MICHAEL JAMES HOGAN

JIM HOGAN

GRADY L. TAYLOR

MISTY H. TAYLOR

ACKNOWLEDGEMENT

State of \_\_\_\_\_ } s.s.  
County of \_\_\_\_\_ }  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, Michael J. Hogan, a.k.a. Michael James Hogan, a.k.a. Jim Hogan, and Merralee Hogan, the signers of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that they signed it freely and voluntarily the uses and purposes therein mentioned.

My commission expires. \_\_\_\_\_ Notary Public

ACKNOWLEDGEMENT

State of \_\_\_\_\_ } s.s.  
County of \_\_\_\_\_ }  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, Grady L. Taylor and Misty H. Taylor, the signers of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. \_\_\_\_\_ Notary Public